Map	Block	Lot		CARD			Total Card / Total Parcel
137.0	0002	0002.0	1 of 1	Residential	ARLINGTON	APPRAISED:	1,049,600 / 1,049,600
						USE VALUE:	1,049,600 / 1,049,600
						ASSESSED:	1,049,600 / 1,049,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRKLAND DONNA R
Owner 2:	
Owner 3:	
Street 1:	24 BRUNSWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,478 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 3147 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10478.000	380,600	8,100	660,900	1,049,600
Total Card	0.241	380,600	8,100	660,900	1,049,600
Total Parcel	0.241	380,600	8,100	660,900	1,049,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.55 | /Parcel: 333.5

Legal Description

User Acct 87872

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 09/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 137.0-0002-0002.0

!10608!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,400	8100	10,478.	660,900	1,049,400	1,049,400	Year End Roll	12/18/2019
2019	101	FV	297,600	8500	10,478.	697,600	1,003,700	1,003,700	Year End Roll	1/3/2019
2018	101	FV	297,600	8500	10,478.	514,000	820,100	820,100	Year End Roll	12/20/2017
2017	101	FV	297,600	8500	10,478.	492,000	798,100	798,100	Year End Roll	1/3/2017
2016	101	FV	297,600	8500	10,478.	455,300	761,400	761,400	Year End	1/4/2016
2015	101	FV	296,200	8700	10,478.	381,900	686,800	686,800	Year End Roll	12/11/2014
2014	101	FV	296,200	8700	10,478.	373,000	677,900	677,900	Year End Roll	12/16/2013
2013	101	FV	296,200	8700	10,016.	348,700	653,600	653,600		12/13/2012

PRINT

Date	Time
12/11/20	00:53:52

LAST REV

Date	Time
10/30/17	13:18:55
ekelly	
10608	

USER DEFINED

Prior Id # 1:	87872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EARLS MARGARET	25145-458		4/23/1997	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1590	Re-Roof	9,994					
11/12/1993	568		3,000					ENCLOSE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
4/3/2013	Info Fm DEED	BR	B Rossignol
2/9/2009	Measured	372	PATRIOT
9/24/2008	External Ins	BR	B Rossignol
12/2/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10478		Sq. Ft.	Site		0	90.	0.70	10									660,906						660,900	

Total AC/HA:	0.24054	Total SF/SM:	10478	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	660,906	Spl Credit		Total:	660,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25068641
Const Adj.:	1.01672995
Adj $ / SQ:	120.803
Other Features:	100103
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467624
Depreciation:	86978
Depreciated Total:	380646

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

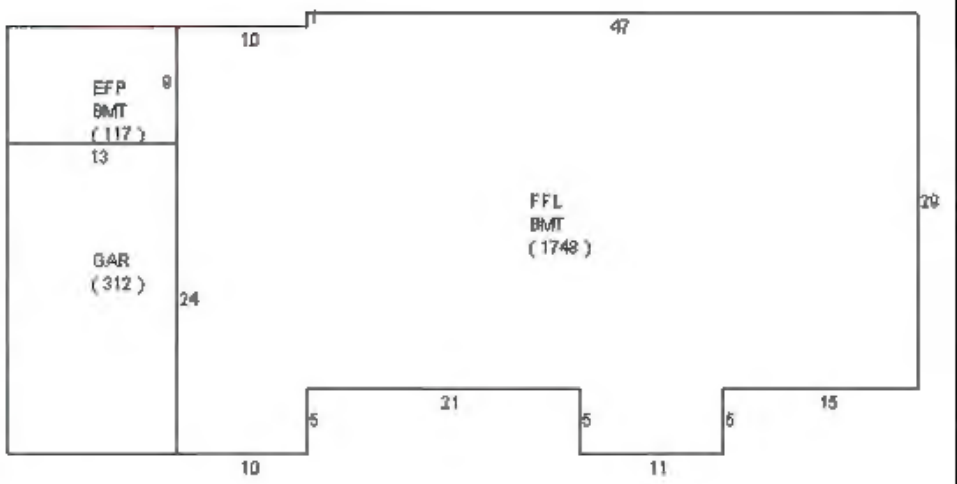
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	132.88
Special Features:	0	Val/Su Net:	94.16
Final Total:	380600	Val/Su SzAd	217.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,865	53.910	100,539
FFL	First Floor	1,748	120.800	211,164
GAR	Garage	312	23.400	7,300
EFP	Enclos Porch	117	51.340	6,007

Net Sketched Area:	4,042			Total:	325,010
Size Ad	1748	Gross Are	4042	FinArea	3147

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X16	A	AV	1980	0.00	T	31.2	101						
12	Pool-Gunite	D	Y	1	12X32	A	AV	1975	24.74	T	35.2	101			6,200			6,200
19	Patio	D	Y	1	12X20	A	AV	1975	3.81	T	35.2	101			600			600
22	Wood Deck	D	Y	1	100	A	AV	1999	16.00	T	16	101			1,300			1,300

More:	N	Total Yard Items:	8,100	Total Special Features:		Total:	8,100

IMAGE

AssessPro Patriot Properties, Inc